



Flathead County

Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

PETITION FOR ZONING AMENDMENT

RECEIVED

DEC - 6 2019

FLATHEAD COUNTY
PLANNING & ZONING OFFICE

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 1255

APPLICANT/OWNER:

1. Name: Goode Family Trust Phone: 406-755-4600
2. Mail Address: 1639 US Hwy 2W
3. City/State/Zip: Kalispell, MT 59901
4. Interest in property: Owner

Check which applies:



Map Amendment



Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

- Name: Angeliki Dousis Phone: 617-304-4167
Mailing Address: 3033 Helena Flats Rd
City, State, Zip: Kalispell, MT 59901
Email: ~~ADousis@411~~ ANGELIQUE@DousisLegal.com

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

- A. What is the proposed zoning text/map amendment?

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 2385 Hwy 93 S, Kalispell MT 59901
B. Legal Description: Tract 7L + Tr 7A IN NW 4 SE + Tr 7A FNN 4 SE 4
(Lot/Block of Subdivision or Tract #)

20 - 28 - 21
Section Township Range


(Attach sheet for metes and bounds)

- C. Total acreage: 9 acres more or less
D. Zoning District: Willow Glen
E. The present zoning of the above property is: B2 + R1
F. The proposed zoning of the above property is: Light Industrial
G. State the changed or changing conditions that make the proposed amendment necessary: Please see attached

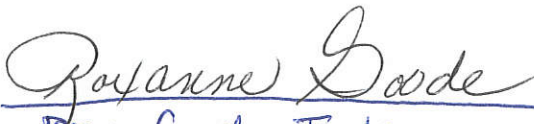
THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.


 Owner/Applicant Signature(s) Greg Goode, Trustee

6 Dec. 2019
 Date


~~Roxanne~~ Goode, Trustee
 Roxanne

Petition for Zoning Amendment – Flathead County

Address of the Property: 2385 Hwy 93 S, Kalispell, MT 59901

G: These 9 acres are in an area that would be more appropriately served as light industrial instead of the existing zoning. The petitioned property area has changed due to the growth in the south area of Kalispell. I own the property on the east line of this petitioned property, and until September 2019, I was the owner of the property on the south line of this petitioned property. Both properties are zoned light industrial. The property on the north line of this petitioned property is a car lot and large truck repair shop, and the west line is a 5-lane highway.

I believe due to the location of this property all of the criteria pertaining to this zoning is being addressed.